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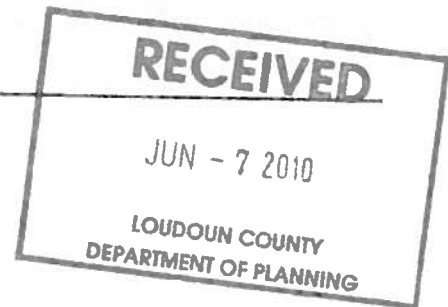
**County of Loudoun**  
**Department of Planning**

**MEMORANDUM**

**DATE:** June 7, 2010

**TO:** Marchant Schneider, Project Manager  
Land Use Review

**FROM:** <sup>RG</sup>Pat Giglio, Planner  
Community Planning



**SUBJECT: SPEX 2010-0010 Broad Run Contracting- Dulles Trade Center West**

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**EXECUTIVE SUMMARY**

The proposed application requests a Special Exception to permit the storage of empty solid waste vehicles and waste containers on a 5.5 acre site located within the Dulles Trade Center West development, near the village of Arcola. The subject site is zoned PD-GI (Planned Development – General Industrial) and is governed under the provisions of the Revised 1993 Zoning Ordinance. The subject site is in an area designated for Industrial uses by the Revised General Plan. The use of the subject site for a by-right contractor service establishment and the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers by Special Exception, are in conformance with the Industrial land use policies of the Revised General Plan. However, staff has identified several outstanding issues related to site design (lighting, fuel storage and wash-down facilities) and recommends conditions of approval assuring these issues are mitigated appropriately.

**BACKGROUND**

Broad Run Contracting, the applicant, is requesting a Special Exceptions to permit the storage of empty solid waste vehicles and waste containers on a 5.5 acre site located within the Dulles Trade Center West development. The subject site is located on the west side of Trade West Drive, east of Arcola Road (Route 842) and north of Evergreen Mill Road (Route 621), near the village of Arcola. The front portion of the subject site will be occupied by single-story building which will provide fleet maintenance, storage and offices Broad Run Contracting, which may be developed by-right on the subject site. The rear of the property will be occupied by a paved/gravel parking lot used for the proposed storage of empty solid waste vehicles and waste containers, which is permitted by Special Exception. The subject site is zoned PD-GI (Planned Development

– General Industrial) and is governed under the provisions of the Revised 1993 Zoning Ordinance.

The subject site was previously graded and filled to create a large building pad when the industrial park was developed. A review of County GIS records did not identify any Green Infrastructure elements on the subject site. The property lies less than a mile from Dulles International Airport, within the LDN 65 airport noise contour.

#### **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The subject site is located in the Dulles Community in the Suburban Policy Area and is governed under the policies outlined by the Revised General Plan (the Plan) and Revised Countywide Transportation Plan (Revised CTP) and the Dulles North Area Management Plan (DNAMP). Being the newer of the two plans, the Revised General Plan supersedes the DNAMP, where there is a policy conflict between the two plans. The DNAMP continues to apply where it provides more detailed policy direction on any issue, in conformance with the general direction of the Revised General Plan. The Revised General Plan designates this area as suitable for Industrial uses (Revised General Plan, Chapter 7, Planned Land Use Map).

#### **ANALYSIS**

##### **LAND USE**

The subject site is in an area designated for Industrial uses by the Revised General Plan. The Plan states that general industrial uses are predominantly labor-intensive industrial and commercial uses which may pose outdoor storage requirements, noise levels, and emissions that present difficult design issues and make them incompatible with residential development. Associated activities, such as truck traffic, may also make them incompatible with residential and other business areas. Such development is best located away from major roads, accessed from within the industrial park, and limited to a minor portion of a larger development (Revised General Plan, Chapter 6, General Industrial, text).

The subject site is located within Dulles Trade Center West, an industrial park comprised of approximately 90 acres divided into 29 building lots. Many of the lots within the industrial park have already been purchased, however only a few buildings have been constructed to date within the development. The use of the subject site for a by-right contractor service establishment and the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers by Special Exception, are in conformance with the Industrial land use policies of the Revised General Plan.

***Staff finds the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers to be in conformance with the Industrial land use policies of the Revised General Plan.***

## **SITE DESIGN**

### **1. Layout**

The Plan states that a general industry use should, "complement surrounding land uses by means of appropriate arrangement of buildings and service areas, attractive architecture, and effective landscape buffering" (*Revised General Plan, Chapter 11, General Industry, Policy 8a*). The Plan calls for buildings to be the prominent feature of the site when viewed from the road, while outdoor storage and the majority of parking should be located toward the rear of a lot (*Revised General Plan, Chapter 11, General Industry, Policy 8d*). In keeping with Plan policies staff notes that the subject site has been designed with the building sited along the road frontage with the storage area located to the rear of the property.

***Staff finds the proposed site layout is in conformance with the policies of the Revised General Plan.***



View west of the subject site from Trade West Drive.

## **2. Screening and Buffering**

The County requires that all industrial uses provide adequate buffers and protection to mitigate negative impacts associated with the effects of noise, vibration, odor or other emissions which can be associated with industrial uses (Revised General Plan, Chapter 6, General Industrial Use Policies, Policy 2). The Plan specifically calls for the use of landscaping as buffers to break up monotonous parking surfaces, structural walls, and storage areas to enhance the aesthetic quality of General Industrial areas (Revised General Plan, Chapter 11, General Industry, Policy 8d). The applicant has proposed a Type 4 Buffer comprised of canopy trees, understory trees, shrubs and evergreen trees to screen the sides and rear yards of the property. The buffer also utilizes existing mature trees located in the northwestern corner of the property to supplement the buffer. The proposed landscape buffer appears to provide adequate screening and buffering for the proposed use.

***Staff finds that the proposed landscape buffer appears to provide adequate screening and buffering for the proposed use. Staff recommends conditions of approval to ensure the landscaped areas will be maintained for the life of the project. The use of native plant and tree species is encouraged.***

## **4. Lighting**

The Plan promotes sound night-lighting standards that will “reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment” (Revised General Plan, Chapter 5 Lighting and the Night Sky, text). The Plan promotes the use of lighting for public safety and visibility without the nuisance associated with light pollution (Revised General Plan, Chapter 5 Lighting and Night Sky Policies, Policy 1a).

The applicant states that “the proposed special exception use will not generate glare of light” but has not provided any details on the proposed lighting. The applicant should commit to conditions for site lighting which provides assurances that the proposed lighting will be the minimum intensity of lighting necessary for the operation of the proposed facility and that the lights will be extinguished and/or lighting levels reduced during non-business hours. In addition, conditions should be developed to ensure that the proposed site lighting will be shielded and directed downward to reduce glare and spillage of light into the night sky.

***Staff recommends conditions of approvals that ensure that all lighting is the minimum intensity necessary for the operation of the proposed facility and that all site lighting is fully shielded and directed downward to reduce glare and protect the night sky. Additionally the site lighting should be extinguished and/or lighting levels reduced during non-business hours to reduce light pollution.***

## **5. Fuel Storage**

The Plan calls for the protection of surface water and groundwater resources from contamination and pollution to prevent the degradation of water quality in the watersheds (Revised General Plan, Chapter 5, Surface and Groundwater Policies,

text). The applicant has proposed the installation of a 500 gallon fuel storage tank and pump on the subject site. Plan policies state that "the County will require secondary containment, treatment and emergency response plans for business storing and dispensing of petroleum products (Revised General Plan, Chapter 5, Surface Water Policies, Policy 21). The application should provide a spill mitigation and emergency response plan for the proposed diesel fuel storage and distribution area, this area is an anticipated pollutant source of vehicle related runoff (fuel, oil, and grease) which will impact surface water quality. A specific spill mitigation plan should be developed for the site.

***Staff recommends the development of a spill mitigation plan that includes information on secondary containment, treatment, and emergency response plans for the storing and dispensing of fuel on the subject site.***

#### **6. Wash-Down Facilities**

As part of the day-to-day operation of the business the solid waste vehicles and waste containers will be required to be washed out prior to storage on the site. Staff request further information on the proposed wash-down facilities and procedures. Staff recommends that all water used in the wash down processes be captured, cleaned and reused onsite to promote water conservation. The Plan promotes water conservation through the use of innovative, cost effective water reuse systems (Revised General Plan, Chapter 5, Surface Water Policies, Policy 2).

***Staff requests additional information on the wash-down facilities and procedures for cleaning the solid waste vehicles and waste containers on the subject site. Staff recommends that water reuse and conservation techniques be applied in the design of the wash down facility.***

#### **RECOMMENDATION**

Staff finds that the Special Exception (SPEX) requests to permit the storage of empty solid waste vehicles and waste containers on the subject site is in compliance with the Industrial land use policies of the Revised General Plan. However, staff has identified several outstanding issues related to site design (lighting, fuel storage and wash-down facilities) and recommends conditions of approval assuring these issues are mitigated appropriately.

cc: Julie Pastor, AICP, Planning Director  
John Merrithew, AICP, Assistant Planning Director

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**schneider, marchant**

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**From:** Siebentritt, Heidi  
**Sent:** Monday, June 21, 2010 3:27 PM  
**To:** schneider, marchant  
**Cc:** Grimmell, Jennifer; Salinas, Michael  
**Subject:** SPEX 2010-0010 Broad Run Contracting - Dulles Trade Center West Lot 12

Marchant,

Please accept this e-mail as my referral comment on the subject application. I have reviewed the application, including the Phase 1 archaeological survey report prepared by CRI and dated April, 2006. There are no heritage resource issues with this application. Please advise if you prefer a formal memo containing this information.

Heidi

Heidi E. Siebentritt

Historic Preservation Planner

Loudoun County Department of Planning

11 Harrison Street, SE

Leesburg, VA 20177

(703) 777-0246 (phone)

(703) 777-0141 (fax)

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**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**COUNTY OF LOUDOUN**

**MEMORANDUM**

**RECEIVED**

JUN - 9 2010

LOUDOUN COUNTY  
DEPARTMENT OF PLANNING

**DATE:** June 9, 2010

**TO:** Marchant Schneider, Planning Department

**FROM:** William Marsh, Environmental Review Team Leader *WM*

**CC:** Pat Giglio, Planning Department  
Nita Bearer, Zoning Administration

**SUBJECT: SPEX-2010-0010 Broad Run Contracting Dulles Trade Center West Lot 12**

The Environmental Review Team (ERT) has reviewed the special exception application and met with Planning and Zoning staff on June 7, 2010. ERT provides the following comments:

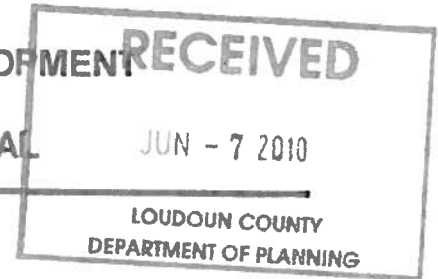
1. The proposed special exceptions' effect on water quality is an issue for consideration as stated in Section 6-1310 (H) of the Zoning Ordinance (ZO). The special exception uses of gasoline storage and distribution, and solid waste fleet storage, are both stormwater hotspot uses per Section 5.320.E.1 of the Facilities Standards Manual (FSM). Accordingly, staff recommends discussion with the applicant of a stormwater pollution prevention plan for the special exception uses. Further, staff desires an agreement with the applicant on the scope of said plan prior to the cases' consideration by the Planning Commission.
2. ERT concurs with Community Planning's recommendation on conserving potable water use by harvesting rainwater to use for washing vehicles. Such a measure promotes General Water Policy 1 of the Revised General Plan while also adding an effective stormwater management technique to the site.
3. Staff encourages other green building design approaches for this application besides water conservation, including energy efficient design and construction waste management. A nearby parcel in this subdivision is applying for LEED for New Construction certification and may provide a relevant example.

Please contact me if you have additional questions.

**ATTACHMENT 1C**

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COUNTY OF LOUDOUN  
DEPARTMENT OF BUILDING AND DEVELOPMENT  
ZONING ADMINISTRATION REFERRAL



DATE: June 7, 2010

TO: Marchant Schneider, Project Manager

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Nita Bearer, Planner, Zoning Administration *nb*

CASE NUMBER AND NAME: SPEX-2010-0010  
Broad Run Contracting  
Dulles Trade Center West Lot 12

LCTM/MCPI: 101///7/////12/  
162-47-0244

PLAN SUBMISSION NUMBER: 1<sup>st</sup> Referral

**I. APPLICATION SUMMARY**

Zoning staff reviewed the above-referenced special exception application for conformance with the Revised 1993 Loudoun County Zoning Ordinance. The parcel is zoned PD-GI and is located within the Airport Impact Overlay District, Ldn 65 db noise contour. In the Revised 1993 Loudoun County Zoning Ordinance, "storage of empty solid waste vehicles and containers" is a use permitted in the PD-GI zoning district by approval of a special exception.

**II. STATEMENT OF JUSTIFICATION**

In the first paragraph, fifth sentence, remove "(as amended through January 6, 2003)" as the property is subject to the most current Revised 1993 Loudoun County Zoning Ordinance which is amended through April 20, 2010

**III. SECTION 6-1310, SPECIAL EXCEPTION – ISSUES FOR CONSIDERATION**

**6-1310(B)** *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

The applicant did not explain what measures will be taken to address safety from fire hazards. A 500 gallon fuel tank/pump is proposed to be located at the site. Clarify what measures will be taken to insure safe handling of the tank.

**6-1310(C)     *Whether the level and impact of noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.***

The applicant indicated that the site is located within the PD-GI zoning district which will contain similar uses and noise levels nearby. The adjacent property located west of the subject property and identified as MCPI 162-46-4458 is zoned Rural Commercial (RC). According to the assessment records, the use of the property is residential. Noise emanating from the site is subject to the noise standards of Section 5-1507.

**6-1310(D)     *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.***

According to the assessment records, the use of the adjacent property located west of the subject property and identified as MCPI 162-46-4458 is residential. The proposed use is subject to the light and glare standards of Section 5-1504.

**6-1310(E)     *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.***

As noted above, the adjacent property located west of the subject property is zoned RC and, according to the assessment records, is used for residential purposes.

**6-1310(M)     *The effect of the proposed special exception on groundwater supply.***

According to the record subdivision plat for Dulles Trade Center West, SBRD 2007-0042, there is a storm drainage easement on Lot 12. The plat illustrates the vehicle and container storage area to be in the vicinity of the easement.

Additionally, according to the plat, the proposed 500 gallon fuel tank is in the vicinity of the storm drainage easement. Zoning staff will defer to the Environmental Review Team for review of the effect on groundwater.

#### **IV.     SPECIAL EXCEPTION PLAT**

1.     According to Section 4-603(W), a "contractor service establishment" is a permitted use within the PD-GI zoning district. It is only necessary to show the special exception request on the plat.
2.     The 50' and 100' setbacks labeled on the plan are required yards. Correct the plan to indicate 50' yard and 100' yard instead of "setback."
3.     Remove the "200' building setback to residential" as this is not a requirement of the PD-GI zoning district for the proposed use.
4.     The requirement for the buffer yard and screening will be determined at the time of site plan. Unless the applicant is offering to provide the type 4 landscape buffer in order to provide additional screening, remove the reference to the buffer yards from the illustration. Please inform the applicant that, if it is determined that a type 4 landscape buffer is required or if the applicant is offering to provide the type 4 buffer, the required width of the sides and rear buffer yards is 25' minimum/30' maximum according to

Section 5-1414. Also, a type 4 landscape buffer requires a six foot high fence, wall, or berm providing a minimum opacity of 95%.

5. Clarify whether the "gravel vehicle storage area" is for the purpose of storing the empty solid waste vehicles and containers. Label all areas that will be used for the storage of empty solid waste vehicle and containers.
6. According to Section 4-607(D)(3), the outdoor storage areas shall be buffered and screened on the periphery of the storage area. This is in addition to any required buffer yards. Add a note that all areas used for storage will be in compliance with Section 4-607(D)(3).
7. Correct the PIN# and total area in the Site Tabulation table. The application is for the parcel identified as PIN# 162-47-0244. Update the PD-GI lot requirement tabulations to reflect the 5.5 acre parcel.
8. Delete the "25' (per 5-1400)" from the minimum rear and side yard in the table of PD-GI Lot Requirements as this is for the buffer yard which will be determined at site plan submission. Also delete the "200' (building)" rear yard.
9. Please advise the applicant that, according to Section 5-1400, a landscape plan, including a parking lot landscape and screening plan, shall be submitted at the time of site plan submission.

#### **V. OTHER ZONING COMMENTS**

1. Sheet 1, General Note #6 – According to LMIS, the property is located within the Ldn 65 db noise contour of the Airport Impact Overlay District.
2. Sheet 1, Adjacent Property Owners – According to assessment records, the use of the property identified as MCPI# 162-46-4458 is residential.
3. Sheet 2, Existing Conditions, Natural Resource Inventory – According to the first sentence of the NRI Narrative, the information is relative to an 11 acre parcel. Lot 12 consists of 5.5 acres. Verify that the information provided related to lot 12 and correct the acreage.

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**County of Loudoun  
Department of Construction & Waste Management  
Division of Waste Management**

**MEMORANDUM**

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**DATE:** June 9, 2010  
**TO:** Marchant Schneider, Project Manager, Department of Planning, MS 62  
**FROM:** Monica Gorman, Compliance Specialist, Division of Waste Management, MS 64  
**RE:** **SPEX 2010-0010, Broad Run Contracting, Dulles Trade Center West, Lot 12**

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**APPLICATION SUMMARY**

Department of Construction & Waste Management (DCWM) staff has reviewed the above-referenced Special Exception (SPEX) application to permit the storage of empty solid waste vehicles and containers on a portion of a 11.04 acre parcel in Dulles Trade Center West (PIN: 162-47-0244).

**BACKGROUND**

Chapter 1084 of the Codified Ordinances of Loudoun County (the "Solid Waste Collection and Transportation Ordinance") regulates the collection of solid waste and recyclable material in Loudoun County, as well as the storage of solid waste collection vehicles and containers. Among the requirements outlined in Chapter 1084, solid waste collection companies conducting any business in Loudoun County must obtain a permit from the DCWM on an annual basis. In addition, Chapter 1084 prohibits the storage of collection vehicles and containers on any property in Loudoun County unless the Zoning Administrator has issued a written determination that the site is a lawful place for such storage.

The applicant, Broad Run Contracting, LLC (BRC) is a solid waste collection company that services primarily commercial customers in the D.C. metropolitan area. In Loudoun County, BRC primarily collects construction and demolition waste in open-top, roll-off containers. BRC's vehicles and containers are currently stored on leased property at 1000 Ruritan Circle in Sterling. This SPEX is an effort by BRC to come into compliance with the provisions of Chapter 1084 that require conformance with the Zoning Ordinance.

**CONFORMANCE WITH LOCAL SOLID WASTE REGULATIONS**

1. **Chapter 1080.** The land use specifies that the solid waste vehicles and containers be empty as Chapter 1080 of the Loudoun County Codified Ordinances, the "Solid Waste Management Facilities Ordinance," prohibits storage on the property of any solid waste that was collected from off site. Any such waste storage would require a permit for a "solid waste management facility" issued under Chapter 1080, and the configuration of the subject property would not allow for such a permit.

2. **County Ordinance Chapter 1084, Section 1084.06.** No solid waste collection company may conduct any portion of its business in Loudoun County without a valid permit under Chapter 1084. The occupant of the subject property must maintain a collector's permit issued annually by the DCWM in order to lawfully store collection vehicles and containers. As of this writing, BRC does hold a collector's permit, which is valid until March 31, 2011.
3. **Sections 1084.09(f) and 1084.11(d).** The subject property may be used for the storage of empty solid waste collection vehicles and containers as long as such storage is in conformance with the Zoning Ordinance. The approval of this SPEX alone will not constitute compliance with Sections 1084.09(f) and 1084.11(d); an approved site plan and Zoning Permit are also required. Staff defers to Zoning Administration with respect to any additional requirements under the Zoning Ordinance.
4. **Sections 1084.09(f) and 1084.11(d).** Collection containers must "be kept and maintained in a clean and sanitary condition," and "collection vehicles shall be stored in a neat and sanitary manner and shall not provide areas for insect breeding, vectors, or be a nuisance to adjoining property owners or a source of odors." Although BRC currently only collects construction and demolition waste, which is not typically a source of odors or vectors, the SPEX use does not limit the type of collection vehicle or container that is stored on the property. As a result, vehicles and containers used for the collection of garbage, which can pose a nuisance, could be lawfully be stored on the property in the future.

#### ISSUES FOR CONSIDERATION

1. Management of runoff should be considered given that solid waste vehicles and open-top containers will be stored on the exterior of the property. The quality of storm water runoff may be compromised if the vehicles and containers are not maintained in a clean condition.
2. Typically, trash collection companies also use exterior storage lots to perform vehicle and container maintenance and repair, to include oil and fluid changes, repainting vehicles and containers, and welding. The impact of these activities on groundwater and storm water quality should be considered.
3. No information was provided as to the proposed methods for maintaining vehicles and containers in a clean and sanitary condition as required by ordinance. Given that the SPEX use would also allow for the storage of vehicles and containers that collect garbage, staff requests that the applicant provide details on how and where such vehicles and containers would be washed in order to prevent odors and vectors. In addition, the applicant should provide details on how the uncontrolled discharge of wash water will be prevented as this water could contain hydraulic fluid, oil, organic matter, and solid waste.

#### RECOMMENDATIONS

The DCWM recommends approval of this SPEX application subject to consideration of the issues presented above and the following:

1. A note should be added to the plat stating that the SPEX use is regulated under Chapter 1084 of the Codified Ordinances of Loudoun County.

2. Staff recommends a condition of approval that states that a Site Plan and a Zoning Permit must be issued under this SPEX prior to storage of any solid waste vehicles and containers on the property.
3. Staff recommends a condition of approval that prohibits any maintenance or washing of solid waste vehicles and containers on the exterior of the property.
4. Staff recommends a condition of approval that prohibits storage of solid waste vehicles and containers that are used for the collection of garbage unless the applicant adequately addresses how and where any such vehicles and containers would be routinely washed and maintained in order to prevent vectors and odors.

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**County of Loudoun**  
**Office of Transportation Services**

**MEMORANDUM**

**RECEIVED**

JUL 02 2010

LOUDOUN COUNTY  
DEPARTMENT OF PLANNING

**DATE:** July 2, 2010

**TO:** Marchant Schneider, Project Manager  
Department of Planning

**FROM:** Marc Lewis-DeGrace, Transportation Planner *MLDG*

**SUBJECT:** **SPEX 2010-0010**  
**Broad Run Contracting – Dulles Trade Center West Lot 12**  
**First Referral**

**Background**

This Special Exception (SPEX) application seeks approval to permit the storage of empty solid waste vehicles and containers. The subject site is 4.14 acres in size and is zoned Planned Development – General Industry (PD-GI). Access is proposed via a site driveway to the existing Trade West Drive. A vicinity map is provided as *Attachment 1*.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on May 12, 2010, including (1) a statement of justification prepared by the Applicant, (2) a traffic assessment memo prepared by Gorove/Slade Associates, Inc., dated March 17, 2010, (3) a special exception plat (plan set) prepared by Dewberry & Davis, LLC dated February 2010, and (4) architectural renderings for the applicant's new facility prepared by Architectural Solutions revised through March 23, 2009.

**Existing, Planned and Programmed Transportation Facilities**

The site is located within the Suburban Policy Area (Dulles Community). Major roadways serving the site are described below. OTS review of existing and planned transportation facilities is based on the 2010 Revised Countywide Transportation Plan (2010 CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

**Evergreen Mills Road (Route 621)** (segment between Loudoun County Parkway (Route 606) and Belmont Ridge Road (Route 659) is classified by the 2010 CTP as a major collector road; the road will be downgraded to a minor collector road once Route 621 Relocated is constructed. Evergreen Mills Road is currently built as a variable two-lane section (R2) within a variable right-of-way (ROW) but is planned to be widened to a four-lane undivided section (U4). According to the most recent data provided by VDOT, Evergreen Mills Road carries 11,000 vehicles per day.

The 2003 Bike & Ped Plan classifies Evergreen Mills Road as "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. Currently there are no bicycle/pedestrian facilities along this segment of Evergreen Mills Road.

Arcola Road (Route 842) is a two-lane (R2) local secondary road that connects Evergreen Mills Road to Loudoun County Parkway (Route 606). As a local road, Arcola Road is not part of the CTP network. According to the most recent data provided by VDOT, Arcola Road carries 340 vehicles per day. Per the 2010 CTP Arcola Road is planned to become part of the future alignment of Arcola Boulevard. Arcola Boulevard is ultimately planned to be a six-lane divided (U6M) major collector and will connect existing Route 606 at Loudoun County Parkway with Route 50 opposite the West Spine Road.

The 2003 Bike & Ped Plan classifies Arcola Road as "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. Currently there are no bicycle/pedestrian facilities along this segment of Arcola Road.

Trade West Drive is a four-lane, undivided local access loop road that connects Evergreen Mills Road to Arcola Road. As a local road Trade West Drive is a local road is not part of the CTP network. Currently, the access to Arcola Road is not open to traffic. Currently there are no bicycle/pedestrian facilities along Trade West Drive.

#### **Review of Submitted Traffic Assessment Memorandum**

The Applicant's submitted traffic assessment memorandum (dated March 17, 2010) analyzed existing and future traffic volumes in the area, focusing on two existing intersections. These intersections are 1) the intersection of Evergreen Mills Road and Arcola Road and 2) the intersection of Evergreen Mills Road and Trade West Drive.

The traffic memo looked at the existing condition and two future scenarios; 1) future development without the proposed development; and 2) future development with the proposed development. Relevant portions of the study are summarized below.

#### **Existing Traffic Volumes and Levels of Service (LOS)**

At the direction of OTS staff, the existing peak hour turning movement traffic volumes were extracted from the "Dulles Trade Center West Lot 6 TIA (dated November 20, 2008). These turning movements were taken on February 20, 2008 at two locations; 1) Evergreen Mills Road and Arcola Road and 2) Evergreen Mills Road and Trade West Drive.

Under existing conditions all of the analyzed approaches operate at an acceptable Level of Service (LOS). (See table below and *Attachment 2*)

#### **Existing Peak Hour Intersection Levels of Service**

Intersection	Approach	AM Peak Hour		PM Peak Hour	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Evergreen Mills Road @ Arcola Road	Eastbound Left	0.8	A	4.1	A
	Southbound	21.8	C	16.7	C
	Overall	N/A	N/A	N/A	N/A
Evergreen Mills Road @ Trade West Drive	Eastbound Left	0.0	A	0.0	A
	Southbound	0.0	A	0.0	A
	Overall	N/A	N/A	N/A	N/A

### Background Traffic Growth

At the direction of OTS staff, the future peak hour turning movement traffic volumes were extracted from the "Dulles Trade Center West Lot 6 TIA (dated November 20, 2008). These volumes included two approved developments (Arcola Center – The Shops and Dulles Landing) and Dulles Trade Center West – Lot 6. The traffic study also assumed a 4.04% growth rate of existing volumes applied on Evergreen Mills Road.

### Trip Generation

This application is for storage of empty solid waste vehicles and containers on the subject property. There will be approximately 30 employees and 30 trucks serving this facility. The traffic memo provided a trip generation comparison between the approved flex-industrial use and the proposed storage facility. Since the Institute of Transportation Engineer's Trip Generation Manual (ITE 8<sup>th</sup> Ed.) does not provide trip generation rates for the proposed storage use, the traffic memo used the ITE Office rate to conservatively approximate the trip generation impacts of the 30 employees proposed on site. Further, the traffic memo conservatively assumed that 75% of the 30 trucks to be stored on the site would access the facility during peak hours. The truck traffic that would be generated by the proposed use was then added to the "office" trips to predict the total trips that would be generated by the proposed use.

Table 3: Trip Generation Comparison between Approved and Proposed Plan

Land Use	ITE Code	Size	----- Week day -----						
			AM Peak Hour			PM Peak hour			Daily Total
			In	Out	Total	In	Out	Total	
APPROVED									
<i>Flex Industrial</i>									
Manufacturing	140	36.8 ksf	22	5	27	10	17	27	79
Office	710	35.3 ksf	49	6	55	10	43	53	390
Total		72.1 ksf	71	11	82	20	60	80	469
PROPOSED- Storage of Empty Solid Waste Containers and Vehicles									
Office	710	30.0 Employees	14	1	15	3	11	14	100
Truck Traffic		30.0 Trucks	0	23	23	23	0	23	60
Total			14	24	38	26	11	37	160
Difference (Approved - Proposed)			-57	13	-45	6	-49	-44	-309

\*Approximate 30 trucks will serve the facility. To be conservative, it was assumed that 75% of the truck traffic will enter or leave the facility during the peak hour

Source: Gorove/Slade Associates.

As shown in the table above, the resulting trip generation for the proposed use is lower than what would be generated under the approved use. The proposed use will generate 45 fewer AM peak hour trips, 44 fewer PM peak hour trips and 309 fewer daily trips than the approved use.

### **Trip Distribution**

The trip distribution was extracted from the previously cited "Dulles Trade Center West Lot 6" TIA. Based on that study, it was assumed that 40% of the trips would travel to and from the west via Evergreen Mills Road, and 60% would travel to and from the east via Evergreen Mills Road.

### **Future Traffic Volumes and Levels of Service (LOS)**

Under future conditions, with the proposed development in place, both of the studied intersections are forecast to operate at acceptable LOS. (See table below and *Attachment 3*).

### **Future Peak Hour Intersection Levels of Service**

Intersection	Approach	AM Peak Hour		PM Peak Hour	
		Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Evergreen Mills Road @ Arcola Road	Eastbound Left	0.9	A	4.3	A
	Southbound	26.1	D	18.9	C
	Overall	N/A	N/A	N/A	N/A
Evergreen Mills Road @ Trade West Drive	Eastbound Left	0.6	A	0.4	A
	Southbound	21.3	C	27.1	D
	Overall	N/A	N/A	N/A	N/A

### **Transportation Comment**

1. The proposed use will not adversely impact the road network and thus road improvements are not requested with this application.

### **Conclusion**

**OTS has no objection to the approval of this application.**

### **ATTACHMENTS**

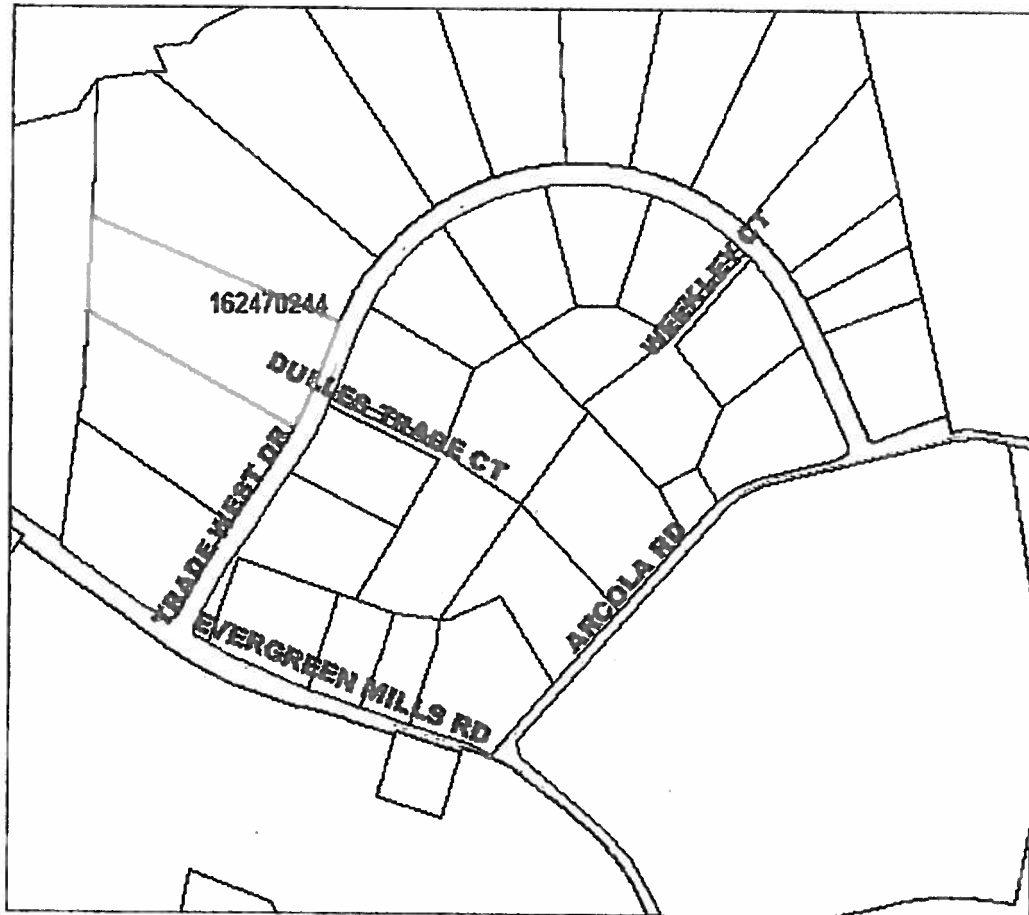
1. Site Vicinity Map
2. Existing Traffic Volumes and Level of Service
3. Future Traffic Volumes and Level of Service

cc: Andrew Beacher, Acting Director, OTS  
Lou Mosurak, Senior Coordinator, OTS

## Loudoun County Mapping System



7,032,405



7,029,655

11,758,407

Map Width=3,144 feet

11,761,551

Created on 6/21/2010 4:02:24 PM

PIN	Address
162470244	

## \* General Parcel Information \*

PIN: 162470244

Tax Map #: 101///7///12/

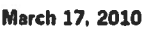
Parcel Address: Not Available

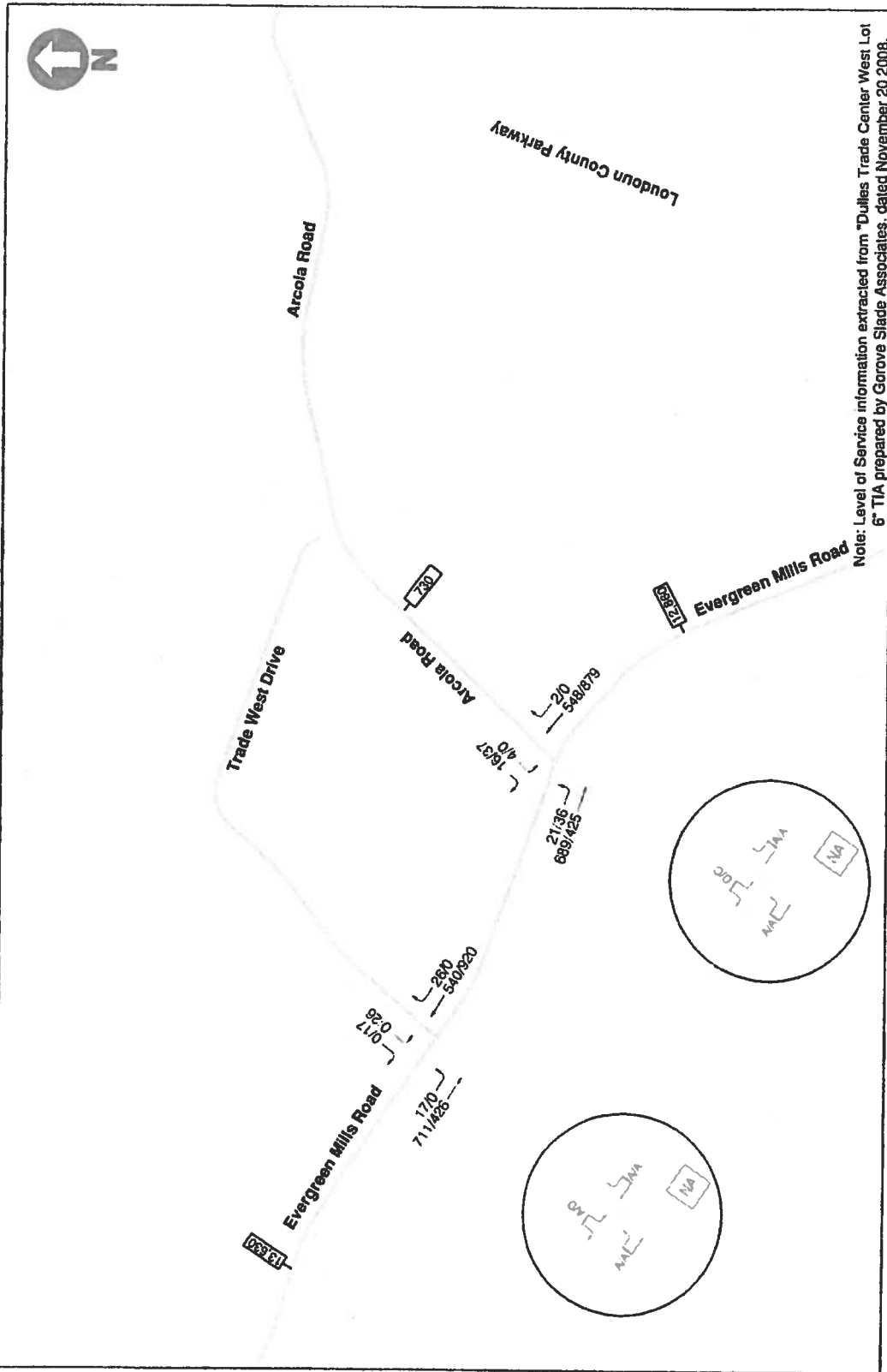
Owner Name: BROAD RUN CONTRACTING LLC

Primary Zoning: PDGI

GIS Parcel Type: P

## ATTACHMENT 1





**Figure 3**  
Future Traffic Volumes and Level of Service (2010)

### ATTACHMENT 3

March 17, 2010

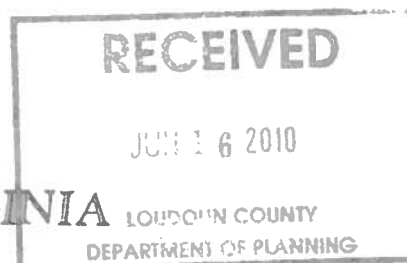
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COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)



GREGORY A. WHIRLEY  
ACTING COMMISSIONER

June 9, 2010

Mr. Marchant Schneider  
County of Loudoun  
Department of Planning  
1 Harrison Street, S.E.  
P.O. Box 7000  
Leesburg, Virginia 20177-7000

Re: Dulles Trade Center West - Lot 12  
Broad Run Contracting  
(1<sup>st</sup> Submission)  
Loudoun County Application Number SPEX 2010-0010

Dear Mr. Schneider:

We have reviewed the above noted application as requested in your May 10, 2010 transmittal.  
We have no objection to the approval of this application.

If you have any questions, please call me at (703) 383-2061.

Sincerely,

John Bassett, P.E.  
Transportation Engineer

cc: Imad Salous, P. E.

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**schneider, marchant**

---

**From:** Church, Boyd  
**Sent:** Wednesday, August 18, 2010 2:02 PM  
**To:** schneider, marchant  
**Cc:** Williford, Randy  
**Subject:** Broad Run Contracting-Dulles Trade Center West Lot 12-SPEX 2010-0010

Marchant,

I am sorry but there has been some confusion regarding who receives comments from DGS. Here is my comment on the project that was sent back in May. Again, I apologize for the delay.

Broad Run Contracting-Dulles Trade Center West Lot 12-SPEX 2010-0010-maintenance of manufactured filtration devices will remain with the property owner and a financial guarantee will be required to provide for such maintenance.

Sincerely,  
Boyd M. Church  
Sr. Stormwater Engineer  
Loudoun County Dept. of General Services  
803 Sycolin Rd. S.E. Suite 100  
Leesburg, VA 20175  
571-258-3204 (direct)  
571-233-9629 (mobile)

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June 17, 2010

Mr. Marchant Schneider  
Department of Planning  
1 Harrison Street, S.E.  
P. O. Box 7000  
Leesburg, Virginia 20177-7000

**Re: SPEX-2010-0010; Broad Run Contracting - Dulles Trade Center West Lot 12**

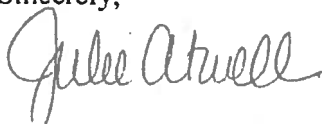
Dear Mr. Schneider:

Loudoun Water has reviewed the referenced application and offers no objection to its approval.

Loudoun Water could serve the proposed development by connection to existing facilities. Public water and sanitary sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Julie Atwell  
Engineering Administrative Specialist

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Environmental Health  
Phone: 703 / 777-0234  
Fax: 703 / 771-5023

## *Loudoun County Health Department*


P.O. Box 7000  
Leesburg VA 20177-7000



Community Health  
Phone: 703 / 777-0236  
Fax: 703 / 771-5393

18 May 2010

**MEMORANDUM TO:** Marchant Schneider, Project Manager  
Department of Planning, **MSC 62**

**FROM:**  Matthew D. Tolley  
Sr. Env. Health Specialist  
Division of Environmental Health, **MSC 68**

**SUBJECT:** **SPEX 2010-0010; Broad Run Contracting-Dulles  
Trade Center West, Lot 12  
LCTM: 101((7))12 (PIN 162-47-0244)**

The Health Department recommends approval of this application. The project will not affect any on-site sewage disposal or water well systems. The proposed facility will be served by public water and sewer. The plat reviewed was prepared by Dewberry and was dated February 2010.

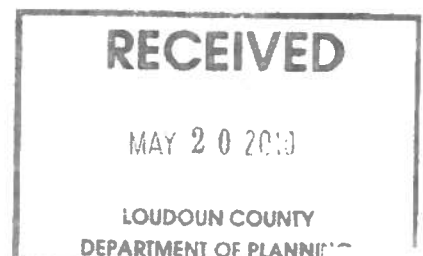
Attachments Yes \_\_\_ No X

If further information or clarification on the above project is required, please contact Matt Tolley at 771-5248.

MDT/JEL/mt  
c:subdvcd.ref



ATTACHMENT 1j



A-33

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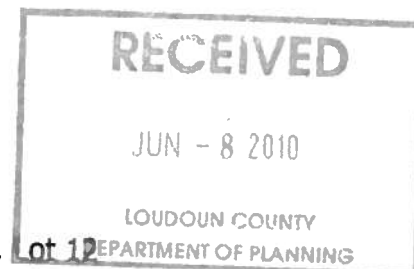
LOUDOUN COUNTY, VIRGINIA  
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Marchant Schneider, Project Manager  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** June 7, 2010  
**Subject:** Broad Run Contracting - Dulles Trade Center West, SPEX 2010-0010



Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff, in agreement with the Fire Marshal's Office, has no objection to the application as presented.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Arcola VFRC Station 9 Travel Time
162-47-0244	Dulles Trade Center West	1 minute, 39 seconds

The Travel Times for each project were calculated using ArcGIS and Network Analyst extension to calculate the travel time in minutes. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied another one to three minutes should be added.

Project name	Arcola VFRC Station 9 Response Times
Dulles Trade Center West	3 minutes, 39 seconds

If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file

*Teamwork*

ATTACHMENT 1k

*\* Service*

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Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

**REAFFIRMATION OF AFFIDAVIT**

In reference to the Affidavit dated August 30, 2010  
(enter date of affidavit)

Broad Run Contracting -  
For the Application Dalles Trade Center West Lot 12, with Number(s) SPEX 2010-0010  
[enter Application name(s)] [enter Application number(s)]

I, Brenda Hansen, do hereby state that I am an

(check one) ☒ Applicant (must be listed in Paragraph C of the above-described affidavit)  
☐ Applicant's Authorized Agent (must be listed in Paragraph C of the above-described affidavit)

And that to the best of my knowledge and belief, the following information is true:

(check one) ☒ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of 8/30/10, or;  
(today's date)

☐ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

- ☐ Paragraph C-1
- ☐ Paragraph C-2
- ☐ Paragraph C-3
- ☐ Paragraph C-4(a)
- ☐ Paragraph C-4(b)
- ☐ Paragraph C-4(c)

WITNESS the following signature:

B. Hansen  
check one: ☒ Applicant or ☐ Applicant's Authorized Agent  
Brenda Hansen President  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 30<sup>th</sup> day of August, 20 10, in the State/Commonwealth of Virginia, in the County/City of Loudoun

My Commission Expires: 12/31/10

Notary Registration Number: 7013228

Brenda Hansen  
Notary Public

**This page is intentionally left blank.**

I, Blair Hansen, do hereby state that I am an

X Applicant

     Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): \_\_\_\_\_

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<i><b>PIN</b></i>	<i><b>NAME</b></i> <i>(First, M.I., Last)</i>	<i><b>ADDRESS</b></i> <i>(Street, City, State, Zip Code)</i>	<i><b>RELATIONSHIP</b></i> <i>(Listed in bold above)</i>
162-47-0244	Blair Hansen	PO Box 1550 Ashburn, VA 20146	Owner/Applicant
	Dewberry & Davis LLC	8401 Arlington Blvd Fairfax, Va 22031	Engineer
	Gorove Slade Associates, Inc	1140 Connecticut Ave, NW Suite 700, Washington DC 20036	Traffic Consultant

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

     There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

### **Listing of Individual Agents**

1. **Broad Run Contracting**  
Blair Hansen
2. **Dewberry & Davis**  
Duane Thomas  
David Boeing
3. **Gorove Slade Associates, Inc.**  
Chris Tacinelli  
Tushar Awar

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Owner - Broad Run Contracting, LLC – PO Box 1550 Ashburn, VA 20146

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Blair Hansen	

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>
Blair Hansen	

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)  
Dewberry & Davis LLC, 8401 Arlington Boulevard, Fairfax, VA 22031

### Description of Corporation:

X There are 100 or fewer shareholders and all shareholders are listed below.

\_\_\_ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

\_\_\_ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

\_\_\_ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

**Names of Shareholders:** The majority member of Dewberry & Davis LLC is The Dewberry Companies LC (99.9997%). The individual members of The Dewberry Companies LC are:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Sidney O. Dewberry	The Michael S. Dewberry Revocable Trust u/a/d 11/23/05 f/b/o The Stephanie A. Dewberry Marital Deduction Trust u/a/d 11/23/05 (f/b/o Stephanie A. Dewberry) and the Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o 4 minor children of Michael S. Dewberry)
Barry K. Dewberry	Michael S. Dewberry (deceased)
Karen S. Grand Pre	Thomas L. Dewberry

**Names of Officers and Directors:** The following is a list of the Board of Managers of Dewberry & Davis LLC (this entity is manager-managed):

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>
Sidney O. Dewberry	Chairman of the Board
Barry K. Dewberry	Manager
Ronald L. Ewing	Manager

Check if applicable:

X There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**OWNER - Gorove Slade Associates Inc., 1140 Connecticut Ave, NW Suite 700, Washington DC 20036**

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Christopher M. Tacinelli	
Chad A. Baird	
Daniel B. VanPelt	

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>
Christopher M. Tacinelli	President
Chad A. Baird	Vice President / Treasurer
Daniel B. VanPelt	Vice President / Secretary

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

\_\_\_\_\_

\_\_\_\_\_ (check if applicable) The above-listed partnership has no limited partners.

#### Names and titles of the Partners:

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. General Partner, Limited Partner, etc)

Check if applicable:

\_\_\_\_\_ Additional Partnership information attached. See Attachment to Paragraph C-3.

#### 4. ADDITIONAL INFORMATION

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(a).*

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state).**

Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(b).*

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state).**


Check if applicable:

☐ Additional information attached. *See Attachment to Paragraph C-4(c).*

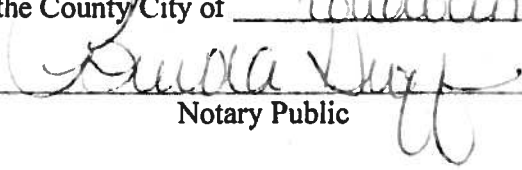
**D. COMPLETENESS**

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

  
\_\_\_\_\_  
check one: ☒ Applicant or ☐ Applicant's Authorized Agent  
Blair Hansen, President  
\_\_\_\_\_  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 25 day of February, 2010, in  
the State/Commonwealth of Virginia, in the County/City of  Loudoun

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 12/31/10

Notary Registration Number: 7103228

**Dewberry & Davis LLC**  
**Subordinate Managers (Officers)**

<b>Name</b>	<b>Title</b>
Ronald L. Ewing	President
Donald E. Stone, Jr.	Executive Vice President
Lawrence W. Olinger	President, Federal Services
Douglas R. Fahl	Executive Vice President
Louis K. Robbins	Executive Vice President
Kurt R. Thompson	Executive Vice President
Theodore C. Van Kirk	Executive Vice President
Kenneth C. Wilkinson	Executive Vice President
William E. Fissel	Senior Vice President
Douglas D. Frost	Senior Vice President
Gary W. Kirkbride	Senior Vice President
David J. Mahoney	Senior Vice President
Timothy C. McCormick	Senior Vice President
Michael R. Snyder	Senior Vice President
Thomas N. DallaPalu	Vice President
S. Allen Groover	Vice President
John Moynier	Vice President
J. Thomas Seymour	Vice President
Grant M. Smith	Vice President
Jerry W. Sparks	Vice President
Ellis Stanley	Vice President
Jerome Strauss	Vice President
Phillip J. Thiel	Vice President
Laurence W. Zensinger	Vice President
Denice Bracey	Associate Vice President
Timothy C. Culleton	Associate Vice President
Maggie Mathis	Associate Vice President
Matthew Miller	Associate Vice President
Mark S. Montgomery	Associate Vice President
Jeff Poplin	Associate Vice President
David Maune	Assistant Vice President
Mark H. Reiner	Treasurer
Craig N. Thomas	Secretary
Stephanie L. Chilton	Assistant Secretary
Gilbert R. Jones	Assistant Secretary

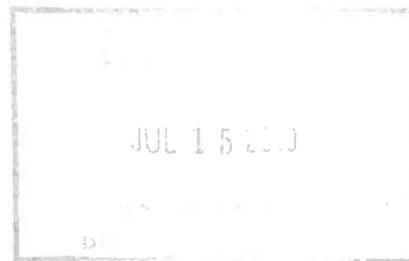
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1503 Edwards Ferry Road  
Suite 200  
Leesburg, Virginia 20176

703 771.8004  
703 771 2630 fax  
www.dewberry.com

June 30, 2010



Mr. Marchant Schneider, Project Manager  
Loudoun County Department of Planning  
1 Harrison Street, S. E.  
Leesburg, Virginia 20177

**Re: First Submission Comments for Broad Run Contracting-Dulles Trade Center West Lot 12  
(SPEX 2010-0010)**

Dear Mr. Schneider:

We have revised our plans for the above referenced application in response to your comments dated June 7, 2010. Our response to these comments is as follows:

**DEPARTMENT OF BUILDING AND DEVELOPMENT - ZONING ADMINISTRATION  
REFERRAL (Marilee Seigfried 6/7/10):**

**II. STATEMENT OF JUSTIFICATION:**

In the first paragraph, fifth sentence, remove "(as amended through January 6, 2003)" as the property is subject to the most current Revised 1993 Loudoun County Zoning Ordinance which is amended through April 20, 2010.

**Response:**

The portion of the fifth sentence has been removed from the Statement of Justification.

**III. SECTION 6-1310, SPECIAL EXCEPTION ISSUES FOR CONSIDERATION:**

**6-1310(B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.***

The applicant did not explain what measures will be taken to address safety from fire hazards. A 500 gallon fuel tank/pump is proposed to be located at the site. Clarify what measures will be taken to insure safe handling of the tank.

**Response:**

The fuel storage tank has been removed from the special exception application as this use is not required for the special exception process. The Statement of Justification has not been revised due to the removal of the fuel storage tanks.

***6-1310(C) Whether the level and impact of noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.***

The applicant indicated that the site is located within the PD-GI zoning district which will contain similar uses and noise levels nearby. The adjacent property located west of the subject property and identified as MCPI 162-46-4458 is zoned Rural Commercial (RC). According to the assessment records, the use of the property is residential. Noise emanating from the site is subject to the noise standards of Section 5-1507.

**Response:**

The Statement of Justification has been revised to read "The noise level of the proposed special exception use will comply with the standards set forth in Section 5-1507 of the Revised 1993 Zoning Ordinance."

***6-1310(D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.***

According to the assessment records, the use of the adjacent property located west of the subject property and identified as MCPI 162-46-4458 is residential. The proposed use is subject to the light and glare standards of Section 5-1504.

**Response:**

The sentence "The subject property will meet the standards set forth in section 5-1504 of the Revised 1993 Zoning Ordinance." has been added to the Statement of Justification to assure that all lighting standards will be met with this application.

***6-1310(E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood and adjacent parcels.***

As noted above, the adjacent property located west of the subject property is zoned RC and, according to the assessment records, is used for residential purposes.

**Response:**

According to a comment from Pat Giglio of the Loudoun County Department of Planning – Community Planning dated 6/7/10, he advises that the proposed special exception use of storage of solid waste vehicles and containers is in conformance with the Industrial land use policies of the Revised General Plan. Our plan will contain the required buffers of the 1993 Loudoun County Zoning Ordinance as well as a wood fence around the storage area as shown on the plans. Even though there are no required internal buffers between lots in the industrial park, the community association requires a landscape buffer which will be provided at the time of the final site plan. Also, recently lot 6 (pin #161-18-5429) of the Dulles Trade Center West industrial development had a special exception (SPEX 2008-0059) approved for the use of "storage of solid waste vehicles and containers".

***6-1310(M) The effect of the proposed special exception on groundwater supply.***

According to the record subdivision plat for Dulles Trade Center West, SBRD 2007-0042, there is a storm drainage easement on Lot 12. The plat illustrates the vehicle and container storage area to be in the vicinity of the easement. Additionally, according to the plat, the proposed 500 gallon fuel tank is in the vicinity of the storm drainage easement. Zoning staff will defer to the Environmental Review Team for review of the effect on groundwater.

**Response:**

As noted above, the fuel storage tanks have been removed from the application and therefore are no longer a concern for the groundwater supply. As shown on sheet 6 of the plat, an extensive Stormwater Management/BMP plan is shown. The Statement of Justification has not been changed.

**IV. SPECIAL EXCEPTION PLAT:**

1. According to Section 4-603(W), a "contractor service establishment" is a permitted use within the PD-GI zoning district. It is only necessary to show the special exception request on the plat.

**Response:**

The use of "contractor service establishment" has been removed from the plat on sheets 3 and 4.

2. The 50' and 100' setbacks labeled on the plan are required yards. Correct the plan to indicate 50' yard and 100' yard instead of "setback."

**Response:**

The 50' and 100' setbacks have been revised to be "yards" on sheets 3, 4, and 6.

3. Remove the "200' building setback to residential" as this is not a requirement of the PD-GI zoning district for the proposed use.

**Response:**

The 200' building setback to residential has been removed from sheets 3, 4, and 6.

4. The requirement for the buffer yard and screening will be determined at the time of site plan. Unless the applicant is offering to provide the type 4 landscape buffer in order to provide additional screening, remove the reference to the buffer yards from the illustration. Please inform the applicant that, if it is determined that a type 4 landscape buffer is required or if the applicant is offering to provide the type 4 buffer, the required width of the sides and rear buffer yards is 25' minimum/30' maximum according to Sect 5-1414. Also, a type 4 landscape buffer requires a six foot high fence, wall, or berm providing a minimum opacity of 95%.

**Response:**

All buffer information has been removed from the plan and a note was added to sheet 4 stating that "Landscape buffering to be determined at the time of site plan."

5. Clarify whether the "gravel vehicle storage area" is for the purpose of storing the empty solid waste vehicles and containers. Label all areas that will be used for the storage of empty solid waste vehicles and containers.

**Response:**

The hatched area of the special exception use has been revised. The area is now shown only where the use of "storage of empty solid waste vehicles and containers" is located. The label, "gravel vehicle storage area" has been revised to read "gravel area".

6. According to Section 4-607(D)(3), the outdoor storage areas shall be buffered and screened on the periphery of the storage area. This is in addition to any required buffer yards. Add a note that all areas used for storage will be in compliance with Section 4.

**Response:**

**General Note 17 has been added to the cover sheet to address this issue.**

7. Correct the PIN# and total area in the Site Tabulation table. The application is for the parcel identified as PIN# 162-47-0244. Update the PD-GI lot requirement tabulations to reflect the 5.5 acre parcel.

**Response:**

**The correct PIN# is now shown in the Site Tabulation on sheet 3.**

8. Delete the "25' (per 5-1400)" from the minimum rear and side yard in the table of PD-GI Lot Requirements as this is for the buffer yard which will be determined at site plan submission. Also delete the "200' (building)" rear yard.

**Response:**

**The "25' (per 5-1400)" and "200' (building)" have been removed from the PDGI Lot Requirements on sheet 3.**

9. Please advise the applicant that, according to section 5-1400, a landscape plan, including a parking lot landscape and screening plan, shall be submitted at the time of site plan submission.

**Response:**

**Comment acknowledged.**

**V. OTHER ZONING COMMENTS**

1. Sheet 1, General Note #6 – According to LMIS, the property is located with the LDN 65 db noise contour of the Airport Impact Overlay District.

**Response:**

**General Note 6 on the cover sheet has been updated along with the Vicinity Map which now shows the LDN contours.**

2. Sheet 1, Adjacent Property Owners - According to assessment records, the use of the property identified as MCPI# 162-46-4458 is residential.

**Response:**

**The use of MCPI # 162-46-4458 has been revised to be a residential use throughout the plat.**

3. Sheet 2, Existing Conditions, Natural Resource Inventory – According to the first sentence of the NRI Narrative, the information is relative to an 11 acre parcel. Lot 12 consists of 5.5 acres. Verify that the information provided related to lot 12 and correct the acreage.

**Response:**

**The NRI Narrative on sheet 2 has been updated to reflect the 5.5 acre parcel.**

**DEPARTMENT OF BUILDING AND DEVELOPMENT - ENVIRONMENTAL REVIEW (William Marsh 6-9-10) COMMENTS:**

1. The proposed special exception's effect on water quality is an issue for consideration as stated in Section 6-1310(H) of the Zoning Ordinance (ZO). The special exception uses of gasoline storage and distribution, and solid waste fleet storage, are both stormwater hotspot uses per Section 5.320.E.1 of the Facilities Standards Manual pollution prevention plan for the special exception uses. Further, staff desires an agreement with the applicant on the scope of said plan prior to the case's consideration by the Planning Commission.

**Response:**

**As noted earlier, the fuel storage tanks have been removed from the Special Exception application. The "Fleet Storage Areas" all flow into BMP measures before leaving the site and therefore all stormwater runoff from the storage will be treated before leaving the site.**

2. ERT concurs with Community Planning's recommendation on conserving potable water use by harvesting rainwater to use for washing vehicles. Such a measure promotes General Water Policy 1 of the Revised General Plan while also adding an effective stormwater management technique to the site.

**Response:**

**At this time, the applicant does not wish to pursue a rainwater harvesting operation.**

**Comment:**

3. Staff encourages other green building design approaches for this application besides water conservation, including energy efficient design and construction waste management. A nearby parcel in the subdivision is applying for LEED for New Construction certification and may provide a relevant example.

**Response:**

**The building is not associated with this special exception application. The applicant does not wish to obtain LEED certification for the building.**

**LOUDOUN COUNTY DEPARTMENT OF PLANNING – COMMUNITY PLANNING (Pat Giglio 6/7/10)**

**ANALYSIS**

#### **LAND USE**

The subject site is in an area designated for Industrial uses by the Revised General Plan. The Plan states that general industrial uses are predominantly labor-intensive industrial and commercial uses which may pose outdoor storage requirements, noise levels, and emissions that present difficult design issues and make them incompatible with residential development. Associated activities, such as truck traffic, may also make them incompatible with residential and other business areas. Such development is best located away from major roads, accessed from within the industrial park, and limited to a minor portion of a larger development (Revised General Plan, Chapter 6, General Industrial, text).

The subject site is located within Dulles Trade Center West, an industrial park comprised of approximately 90 acres divided into 29 building lots. Many of the lots within the industrial park have already been purchased, however only a few buildings have been constructed to date within the development. The use of the subject site for a by-right contractor service establishment and the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers by Special Exception, are in conformance with the Industrial land use policies of the Revised General Plan.

*Staff finds the proposed use of the rear of the site as a storage yard for empty solid waste vehicles and waste containers to be in conformance with the Industrial land use policies of the Revised General Plan.*

#### **Response:**

**Comment Acknowledged.**

#### **SITE DESIGN**

##### **1. Layout**

The Plan states that a general industry use should, "complement surrounding land uses by means of appropriate arrangement of buildings and service areas, attractive architecture, and effective landscape buffering" (Revised General Plan, Chapter 11, General Industry, Policy 8a). The Plan calls for buildings to be the prominent feature of the site when viewed from the road, while outdoor storage and the majority of parking should be located toward the rear of a lot (Revised General Plan, Chapter 11, General Industry, Policy 8d). In keeping with Plan policies staff notes that the subject site has been designed with the building sited along the road frontage with the storage area located to the rear of the property.

*Staff finds the proposed site layout is in conformance with the policies of the Revised General Plan.*

#### **Response:**

**Comment Acknowledged.**

##### **2. Screening and Buffering**

The County requires that all industrial uses provide adequate buffers and protection to mitigate negative impacts associated with the effects of noise, vibration, odor or other emissions which can be associated with industrial uses (Revised General Plan, Chapter 6, General Industrial Use Policies, Policy 2). The Plan specifically calls for the use of landscaping as buffers to break up monotonous parking surfaces, structural walls, and storage areas to enhance the aesthetic quality of General Industrial areas (Revised General Plan, Chapter 11, General Industry, Policy 8d). The applicant has proposed a Type 4 Buffer comprised of canopy trees, understory trees, shrubs and evergreen trees to screen the sides and rear yards of the property. The buffer also utilizes existing mature trees located in the northwestern corner of the property to supplement the

buffer. The proposed landscape buffer appears to provide adequate screening and buffering for the proposed use.

*Staff finds that the proposed landscape buffer appears to provide adequate screening and buffering for the proposed use. Staff recommends conditions of approval to ensure the landscaped areas will be maintained for the life of the project. The use of native plant and tree species is encouraged.*

**Response:**

As per comment IV.4. from Zoning Administration (June 7, 2010) all buffer information has been removed from the plan and a note was added to sheet 4 stating that "Landscape buffering to be determined at the time of site plan."

**4. Lighting**

The Plan promotes sound night-lighting standards that will "reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment" (*Revised General Plan, Chapter 5 Lighting and the Night Sky, text*). The Plan promotes the use of lighting for public safety and visibility without the nuisance associated with light pollution (*Revised General Plan, Chapter 5 Lighting and Night Sky Policies, Policy 1a*).

The applicant states that "the proposed special exception use will not generate glare of light" but has not provided any details on the proposed lighting. The applicant should commit to conditions for site lighting which provides assurances that the proposed lighting will be the minimum intensity of lighting necessary for the operation of the proposed facility and that the lights will be extinguished and/or lighting levels reduced during non-business hours. In addition, conditions should be developed to ensure that the proposed site lighting will be shielded and directed downward to reduce glare and spillage of light into the night sky.

*Staff recommends conditions of approvals that ensure that all lighting is the minimum intensity necessary for the operation of the proposed facility and that all site lighting is fully shielded and directed downward to reduce glare and protect the night sky. Additionally the site lighting should be extinguished and/or lighting levels reduced during non-business hours to reduce light pollution.*

**Response:**

The Statement of Justification has been updated to read "The subject property will meet the standards set forth in section 5-1504 of the Revised 1993 Zoning Ordinance."

**5. Fuel Storage**

The Plan calls for the protection of surface water and groundwater resources from contamination and pollution to prevent the degradation of water quality in the watersheds (*Revised General Plan, Chapter 5, Surface and Groundwater Policies, text*). The applicant has proposed the installation of a 500 gallon fuel storage tank and pump on the subject site. Plan policies state that "the County will require secondary containment, treatment and emergency response plans for business storing and dispensing of petroleum products (*Revised General Plan, Chapter 5, Surface Water Policies, Policy 21*). The application should provide a spill mitigation and emergency response plan for the proposed diesel fuel storage and distribution area, this area is an anticipated pollutant source of vehicle related runoff (fuel, oil, and grease) which will impact surface water quality. A specific spill mitigation plan should be developed for the site.

*Staff recommends the development of a spill mitigation plan that includes information on secondary containment, treatment, and emergency response plans for the storing and dispensing of fuel on the subject site.*

**Response:**

The fuel storage tank has been removed from the special exception application as this use is not required for the special exception process. The Statement of Justification has not been revised due to the removal of the fuel storage tanks.

**6. Wash-Down Facilities**

As part of the day-to-day operation of the business the solid waste vehicles and waste containers will be required to be washed out prior to storage on the site. Staff request further information on the proposed wash-down facilities and procedures. Staff recommends that all water used in the wash down processes be captured, cleaned and reused onsite to promote water conservation. The Plan promotes water conservation through the use of innovative, cost effective water reuse systems (Revised General Plan, Chapter 5, Surface Water Policies, Policy 2).

*Staff requests additional information on the wash-down facilities and procedures for cleaning the solid waste vehicles and waste containers on the subject site. Staff recommends that water reuse and conservation techniques be applied in the design of the wash down facility.*

**Response:**

General Note 18 has been added to the cover sheet. It states "Before onsite storage, all solid waste containers will be cleaned within a wash-down facility inside the building. Solid waste vehicles will use the wash-down facility as needed." At this time, the applicant has not researched the type of wash-down facility to be used but and does not wish to commit to a water reuse system at this time.

**RECOMMENDATION**

Staff finds that the Special Exception (SPEX) requests to permit the storage of empty solid waste vehicles and waste containers on the subject site is in compliance with the Industrial land use policies of the Revised General Plan. However, staff has identified several outstanding issues related to site design (lighting, fuel storage and wash-down facilities) and recommends conditions of approval assuring these issues are mitigated appropriately.

**Response:**

Comment acknowledged.

**LOUDOUN COUNTY DEPARTMENT OF CONSTRUCTION & WASTE MANAGEMENT  
(MONICA GORMAN 6/6/10)**

**CONFORMANCE WITH LOCAL SOLID WASTE REGULATIONS**

1. **Chapter 1080.** The land use specifies that the solid waste vehicles and containers be empty as Chapter 1080 of the Loudoun County Codified Ordinances, the "Solid Waste Management Facilities Ordinance," prohibits storage on the property of any solid waste that was collected from off site. Any such waste storage would require a permit for a "solid waste management facility" issued under Chapter 1080, and the configuration of the subject property would not allow for such a permit.

**Response:**

**There will be no storage of solid waste collected off-site.**

**2. County Ordinance Chapter 1084, Section 1084.06.** No solid waste collection company may conduct any portion of its business in Loudoun County without a valid permit under Chapter 1084. The occupant of the subject property must maintain a collector's permit issued annually by the DCWM in order to lawfully store collection vehicles and containers. As of this writing, BRC does hold a collector's permit, which is valid until March 31, 2011.

**Response:**

**Comment acknowledged.**

**3. Sections 1084.09(f) and 1084.11(d).** The subject property may be used for the storage of empty solid waste collection vehicles and containers as long as such storage is in conformance with the Zoning Ordinance. The approval of this SPEX alone will not constitute compliance with Sections 1084.09(f) and 1084.11(d); an approved site plan and Zoning Permit are also required. Staff defers to Zoning Administration with respect to any additional requirements under the Zoning Ordinance.

**Response:**

**Comment acknowledged.**

**4. Sections 1084.09(f) and 1084.11(d).** Collection containers must "be kept and maintained in a clean and sanitary condition," and "collection vehicles shall be stored in a neat and sanitary manner and shall not provide areas for insect breeding, vectors, or be a nuisance to adjoining property owners or a source of odors." Although BRC currently only collects construction and demolition waste, which is not typically a source of odors or vectors, the SPEX use does not limit the type of collection vehicle or container that is stored on the property. As a result, vehicles and containers used for the collection of garbage, which can pose a nuisance, could be lawfully be stored on the property in the future.

**Response:**

**Note 18 has been added to the cover sheet which states "Before onsite storage, all solid waste containers will be cleaned within a wash-down facility inside the building. Solid waste vehicles will use the wash-down facility as needed."**

**ISSUES FOR CONSIDERATION**

**1. Management of runoff** should be considered given that solid waste vehicles and open-top containers will be stored on the exterior of the property. The quality of storm water runoff may be compromised if the vehicles and containers are not maintained in a clean condition.

**Response:**

**As noted earlier, note 18 was added to the cover sheet which states "Before onsite storage, all solid waste containers will be cleaned within a wash-down facility inside the building. Solid waste vehicles will use the wash-down facility as needed." Also, there are storm water management facilities being proposed onsite that will treat all runoff from the storage areas.**

2. Typically, trash collection companies also use exterior storage lots to perform vehicle and container maintenance and repair, to include oil and fluid changes, repainting vehicles and containers, and welding. The impact of these activities on groundwater and storm water quality should be considered.

**Response:**

**The applicant does not intend to use the outside areas for maintenance unless absolutely necessary. The building will contain bays in which all maintenance will be performed.**

3. No information was provided as to the proposed methods for maintaining vehicles and containers in a clean and sanitary condition as required by ordinance. Given that the SPEX use would also allow for the storage of vehicles and containers that collect garbage, staff requests that the applicant provide details on how and where such vehicles and containers would be washed in order to prevent odors and vectors. In addition, the applicant should provide details on how the uncontrolled discharge of wash water will be prevented as this water could contain hydraulic fluid, oil, organic matter, and solid waste.

**Response:**

**As noted earlier, note 18 was added to the cover sheet which states "Before onsite storage, all solid waste containers will be cleaned within a wash-down facility inside the building. Solid waste vehicles will use the wash-down facility as needed."**

**RECOMMENDATIONS**

The DCWM recommends approval of this SPEX application subject to consideration of the issues presented above and the following:

1. A note should be added to the plat stating that the SPEX use is regulated under Chapter 1084 of the Codified Ordinances of Loudoun County.

**Response:**

**General Note 19 was added to the cover sheet.**

2. Staff recommends a condition of approval that states that a Site Plan and a Zoning Permit must be issued under this SPEX prior to storage of any solid waste vehicles and containers on the property.

**Response:**

**The applicant agrees with this condition.**

3. Staff recommends a condition of approval that prohibits any maintenance or washing of solid waste vehicles and containers on the exterior of the property.

**Response:**

**The applicant agrees with this condition.**

4. Staff recommends a condition of approval that prohibits storage of solid waste vehicles and containers that are used for the collection of garbage unless the applicant adequately addresses how and where any such vehicles and containers would be routinely washed and maintained in order to prevent vectors and odors.

**Response:**

General Notes 18 and 19 on the cover sheet should relieve the applicant from this condition of approval.

**LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT –  
ENVIRONMENTAL REVIEW TEAM (William Marsh 6/9/10)**

1. The proposed special exceptions' effect on water quality is an issue for consideration as stated in Section 6-1310 (H) of the Zoning Ordinance (ZO). The special exception uses of gasoline storage and distribution, and solid waste fleet storage, are both stormwater hotspot uses per Section 5.320.E.1 of the Facilities Standards Manual (FSM). Accordingly, staff recommends discussion with the applicant of a stormwater pollution prevention plan for the special exception uses. Further, staff desires an agreement with the applicant on the scope of said plan prior to the cases' consideration by the Planning Commission.

**Response:**

As noted earlier in this letter, the fuel storage tank has been removed from this special exception application as it is not a special exception use for this property. All areas in which the solid waste vehicles will be stored will drain into a proposed Best Management Practices facility as shown on sheet 5 in the plat. The facilities proposed will be bioretention filters with underdrains that will use the provided media to filter out any small amount of oily residue that may be left by the trucks. The site is using Low Impact Development design measures that treat small drainage areas individually before allowing the treated water to flow from the site. Also, as noted by Matthew D. Tolley of the Loudoun County Health Department dated 5/18/10, "The Health Department recommends approval of this application. The project will not affect any on-site sewage disposal or water well systems."

2. ERT concurs with Community Planning's recommendation on conserving potable water use by harvesting rainwater to use for washing vehicles. Such a measure promotes General Water Policy 1 of the Revised General Plan while also adding an effective stormwater management technique to the site.

**Response:**

At this time, the applicant does not wish to pursue a rainwater harvesting operation.

3. Staff encourages other green building design approaches for this application besides water conservation, including energy efficient design and construction waste management. A nearby parcel in this subdivision is applying for LEED for New Construction certification and may provide a relevant example.

**Response:**

The building is not associated with this special exception application. The applicant does not wish to obtain LEED certification for the building.

Mr. Marchant Schneider  
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July 15, 2010

**DEPARTMENT OF FIRE, RESCUE AND EMERGENCY MANAGEMENT (Maria Figueora Taylor 6/7/10)**

Thank you for the opportunity to review the above captioned application. The Fire and Rescue Planning Staff, in agreement with the Fire Marshal's Office, has no objection to the application as presented.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Arcola VFRC Station 9 Travel Time
162-47-0244	Dulles Trade Center West	1 minute, 39 seconds

The Travel Times for each project were calculated using ArcGIS and Network Analyst extension to calculate the travel time in minutes. To get the total response time another two minutes were added to account for dispatching and turnout. This assumes that the station is staffed at the time of the call. If the station is unoccupied another one to three minutes should be added.

Project name	Arcola VFRC Station 9 Response Times
Dulles Trade Center West	3 minutes, 39 seconds

**Response:**  
**Comments acknowledged.**

**LOUDOUN COUNTY HEALTH DEPARTMENT (Matthew D. Tolley 5/18/10)**

The Health Department recommends approval of this application. The project will not affect any on-site sewage disposal or water well systems. The proposed facility will be served by public water and sewer. The plat reviewed was prepared by Dewberry and was dated February 2010.

**Response:**  
**Comment acknowledged.**

**VIRGINIA DEPARTMENT OF TRANSPORTATION (JOHN BASSETT 6/9/10)**

We have reviewed the above noted application as requested in your May 10, 2010 transmittal. We have no objection to the approval of this application.

**Response:**  
**Comment acknowledged.**

Mr. Marchant Schneider  
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**LOUDOUN WATER (Julie Atwell 6/17/10)**

Loudoun Water has reviewed the referenced application and offers no objection to its approval.

Loudoun Water could serve the proposed development by connection to existing facilities. Public water and sanitary sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards.

**Response:**

**Comment acknowledged.**

**LOUDOUN COUNTY OFF OF TRANSPORTATION SERVICES (Marc Lewis-DeGrace 7/2/10)**

**Transportation Comment**

1. The proposed use will not adversely impact the road network and thus road improvements are not requested with this application.

**Response:**

**Comment acknowledged.**

**Conclusion**

OTS has no objection to the approval of this application.

**Response:**

**Comment acknowledged.**

Please call if there are any further questions.

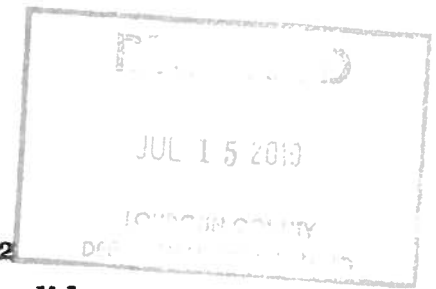
Sincerely,



Duane Thomas, Project Engineer

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**STATEMENT OF JUSTIFICATION  
BROAD RUN CONTRACTING  
DULLES TRADE CENTER WEST LOT 12**



**Special Exception to Permit the storage of empty solid waste  
vehicles and containers in the PD-GI Zoning  
District Section 4-604 (TT)  
25 February 2010**

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This Statement of Justification is submitted in support of an Application for Special Exception pursuant to Section 6-1300 of the Revised 1993 Loudoun County Zoning Ordinance (LCZO). This Application seeks the approval of a building and parking area for the use of storage of empty solid waste vehicles and containers in the PD-GI Zoning District. Broad Run Contracting, LLC is the applicant/owner of the application subject property. The property is identified as: Tax Map 107///7///12/ PIN 162-47-0244. The parcel on which the building is located is zoned PD-GI under the Revised 1993 Zoning Ordinance. The Applicant proposes to use the site for storage of empty solid waste vehicles and containers by special exception and a contractor service establishment by right. The Applicant files this Special Exception to permit the development of building with a parking/storage area within Dulles Trade Center West. The PD-GI Zoning District allows storage of solid waste vehicles and containers in the zoning district by special exception Section 4-604 (TT).

**LOCATION**

The property, lot 12, is located 850' north of the intersection of Evergreen Mill Road and Trade West Drive within the Dulles Trade Center West development. The lot is currently vacant.

**ZONING AND USE**

The zoning of the property is PD-GI (Planned Development –General Industry) for medium industrial uses with a public nuisance potential and necessary accessory uses and facilities. The lot is currently vacant. The Dulles Trade Center West subdivision construction plans and profiles were approved on July 20, 2007. The majority of the lots within the 28 lot subdivision are currently vacant as well.

**PROPOSED USE**

Broad Run Contracting, LLC will use this site primarily as a contractor service establishment which is a permitted use for PDGI under the 1993 Revised Zoning Ordinance 4-603(W). The western portion of the lot will be used as storage of empty solid waste vehicles and containers which is a special exception use for PD-GI under the 1993 Revised Zoning Ordinance 4-604(TT). The western area will also be used as a contractor service establishment along with the storage of empty solid waste vehicles and containers. Storage of the empty waste containers will be throughout the parking area which will be oversized

parking spaces in order to accommodate the dimensions of the large trucks as well as the empty solid waste containers.

The primary working hours at the facility will be 7:00 AM to 5:00 PM, with longer working hours as needed.

### **COMPREHENSIVE PLAN**

The proposed site is located in an area identified in the Revised General Plan as in the Suburban Policy Area. The site is also defined as being part of the Industrial land use district. The proposed use of storage of empty solid waste vehicles and containers is consistent with the land use policies expressed in the plan as a industrial land use.

### **SPECIAL EXCEPTION STANDARDS FOR APPROVAL STANDARDS**

The applicant submits that the proposed special exception on the subject property meets or satisfies the standard criteria set forth in Section 6-1310 of the 1993 Loudoun County Zoning Ordinance.

- (A) The proposed special exception use is consistent with the Comprehensive Plan. The site falls within the Industrial land use area which recommends a minimum 70% industrial use. The storage of empty solid waste vehicles and containers is considered an industrial use per Comprehensive Plan policies.
- (B) The proposed special exception use will adequately provide for safety from fire hazards and will have effective measures of fire control.
- (C) The noise level of the proposed special exception use will comply with the standards set forth in Section 5-1507 of the Revised 1993 Zoning Ordinance.
- (D) The proposed special exception use will not generate glare of light and will not negatively impact uses in the immediate area. The subject property will meet the standards set forth in section 5-1504 of the Revised 1993 Zoning Ordinance. The business hours are 7:00 AM to 5:00 PM so minimal light will be produced during evening hours.
- (E) The proposed special exception use is compatible with other existing uses in the neighborhood and adjacent parcels as it adds compatible use to the industrial land use area in which it will be located. The lot is located within an existing industrial development and therefore the proposed industrial use is compatible.
- (F) There will be sufficient landscaping, screening and buffering proposed on the site to adequately screen surrounding uses. All required landscaping will be installed with the construction of the site.
- (G) The proposed special exception use will have no impact on preservation of topographic or physical, natural, scenic, archeological or historic feature of significant importance. The site is currently consists of gentle slopes on an existing sod farm. There will be no vegetation removed with this plan.

- (H) The proposed special exception use will not damage existing animal habitat, vegetation, water quality or air quality. The new construction will not remove any existing vegetation as the current condition of the site is a sod farm. The stormwater runoff generated will be treated according to the criteria outlined in the Virginia Stormwater Management Handbook and the requirements of the Loudoun County Facilities Standards Manual.
- (I) The proposed special exception use at this site will contribute to the welfare and convenience of the public and serve the surrounding residents and businesses by providing a service that is needed for the area's growing construction needs.
- (J) The traffic expected to be generated by the proposed use will be adequately and safely served by existing roads surrounding the property as shown by a Traffic Impact Analysis completed by Gorove Slade & Associates. There is no pedestrian access within the existing industrial development.
- (K) There are no existing structures on the site.
- (L) The proposed special exception use will be served adequately by essential public facilities and services as it will become part of the existing Dulles Trade Center West.
- (M) The proposed special exception use will have no adverse effect on groundwater supply. The impervious runoff generated will be treated according to the criteria outlined in the Virginia Stormwater Management Handbook and the requirements of the Loudoun County Facilities Standards Manual.
- (N) The proposed special exception use will have no adverse effect on the structural capacities of the soils.
- (O) The proposed special exception use will not negatively impact orderly and safe road development and transportation as the site is within a recently approved industrial development Dulles Trade Center West.
- (P) The Special Exception will provide employment and will enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan, specifically, industrial use.
- (Q) The Special Exception takes into consideration the needs of agriculture, industry and businesses in future growth. No existing agricultural activity in the vicinity will be impacted by this special exception.
- (R) Adequate on and off-site infrastructure is available, and has been constructed.

- (S) The proposed special exception use will not generate odors which may negatively impact adjacent uses. The solid waste container will be empty and therefore no odor will be emitted.
- (T) The proposed special exception will not affect any existing neighborhoods or school areas. The site is within an existing industrial development.

#### **TRANSPORTATION / PUBLIC IMPROVEMENTS**

No transportation or public improvements will be required by this special exception. Trade West Drive is built to its ultimate section, and is fully functional. Adequate parking will be provided within the site according to the 1993 Revised Zoning Ordinance.

#### **TRAFFIC IMPACT**

As stated in the Dulles Trade Center West-Lot 12 - Traffic Assessment Memorandum by Gorove /Slade Associates, Inc. dated March 17, 2010, the proposed special exception use of storage of empty solid waste vehicles and containers will decrease the traffic generated from the site from the current zoning. Therefore there is no traffic impact.

#### **PUBLIC UTILITIES**

The property is served by public sewer and water from the Loudoun Water. Current service to the property is adequate to serve the proposed use.

#### **CONCLUSION**

The storage of solid waste vehicles and containers at Dulles Trade Center West will provide a much needed resource for the growing construction needs of eastern Loudoun County. Its location within the Industrial District ensures that the proposed industrial use will not impact local properties.